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General Information	
Jurisdiction Name	Imperial Beach
Reporting Calendar Year	2018
Contact Information	
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City	Imperial Beach
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Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System (Preferred) - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Table A Housing Development Applications Submitted																							
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1					2		3	4								5		6		7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R/R/Re-nter O/-Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*				
Summary Row: Start Data Entry Below								80	82	82													
6263220400	829 Emory St	Hentich	MF 1279	ADU	R	3/1/2018									1	1	1		No discretionary permit				
6250230700	236-238 Palm Ave	Charwell Mixed-Use	MF 1282	S+	R	3/20/2018	3								11	14	14		No discretionary permit				
6264920300	1011 Florida St	Gill	MF 1285	SFD	O	4/3/2018									1	1	1		No discretionary permit				
6250500100	552 4th St	Abbot	MF 1292	SFD	R	5/23/2018									1	1	1		No discretionary permit				
6252711300	178-86 Daisy Ave	SD Alpha Development	MF 1293	SFD	O	6/25/2018									2	2	2		No discretionary permit				
6260324200	415 Delaware St	Cook Construction	MF 1294	SFD	O	6/28/2018									2	2	2		No discretionary permit				
6261413000	575 9th St	Becker	MF 1295	SFD	R	7/13/2018									3	3	3		No discretionary permit				
6254212000	318 IB Blvd	Brazendine	MF 1296	SFD	O	7/18/2018									1	1	1		No discretionary permit				
6254300800	634 IB Blvd #2	Allen	MF 1299	ADU	R	8/8/2018									1	1	1		No discretionary permit				
6331631700	1214 Delaware St		180311	ADU	R	5/8/2018									1	1	1		No ministerial permit				
6321731600	1210 9th St		180494	ADU	R	8/8/2018									1	1	1		No ministerial permit				
6251501200	379 Citrus Ave		180502	ADU	R	8/15/2018									1	1	1		No ministerial permit				
6321301300	1032 Fern Ave		180528	ADU	R	10/18/2018									1	1	1		No ministerial permit				
6251402000	500 Lark Way	Bernardo Bayside	180037	SFA	O	1/16/2018									5	5	5		No ministerial permit				
6251402000	501 Lark Way	Bernardo Bayside	180038	SFA	O	1/16/2018									7	7	7		No ministerial permit				
6251402000	501 Heron Ln	Bernardo Bayside	180029	SFA	O	1/16/2018									5	5	5		No ministerial permit				
6251402000	501 Turnstone Ln	Bernardo Bayside	180030	SFA	O	1/16/2018									7	7	7		No ministerial permit				
6251402000	500 Turnstone Ln	Bernardo Bayside	180031	SFA	O	1/16/2018									5	5	5		No ministerial permit				
6251402000	500 Pelican Ln	Bernardo Bayside	180032	SFA	O	1/16/2018									4	4	4		No ministerial permit				
6251402000	501 Pelican Ln	Bernardo Bayside	180033	SFA	O	1/16/2018									4	4	4		No ministerial permit				
6251402000	511 Pelican Ln	Bernardo Bayside	180034	SFA	O	1/16/2018									4	4	4		No ministerial permit				
6251402000	512 Lark Way	Bernardo Bayside	180035	SFA	O	1/16/2018									4	4	4		No ministerial permit				
6251402000	500 Heron Ln	Bernardo Bayside	180036	SFA	O	1/16/2018									5	5	5		No ministerial permit				
6251930700	161 Donax Ave	Falletta	180016	SFD	O	1/9/2018									1	1	1		No ministerial permit				
6251930700	163 Donax Ave	Falletta	180017	SFD	O	1/9/2018									1	1	1		No ministerial permit				
6252711300	178 Daisy Ave	SD Alpha	180091	SFD	O	2/12/2018									1	1	1		No ministerial permit				
6252711300	184 Daisy Ave	SD Alpha	180094	SFD	O	2/12/2018									1	1	1		No ministerial permit				
6252711300	182 Daisy Ave	SD Alpha	180093	SFD	O	2/12/2018									1	1	1		No ministerial permit				
6252711300	186 Daisy Ave	SD Alpha	180095	SFD	O	2/12/2018									1	1	1		No ministerial permit				
6252711300	180 Daisy Ave	SD Alpha	180092	SFD	O	2/12/2018									1	1	1		No ministerial permit				
6253601500	271 Evergreen Ave	Swinging Monkey	180026	SFD	O	4/10/2018									1	1	1		No ministerial permit				
6253601500	269 Evergreen Ave	Swinging Monkey	180227	SFD	O	4/10/2018									1	1	1		No ministerial permit				
6264920300	1011 Florida St	Gill	180512	SFD	O	8/1/2018									1	1	1		No ministerial permit				
6260324200	413 Delaware St	Cook	180582	SFD	O	9/26/2018									1	1	1		No ministerial permit				

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	63	3									3	60
	Non-Deed Restricted												
Low	Deed Restricted	48	26	6								32	16
	Non-Deed Restricted												
Moderate	Deed Restricted	45										5	40
	Non-Deed Restricted		5										
Above Moderate		98	22	40	20	13	117	65				277	
Total RHNA		254											
Total Units 44			56	46	20	13	117	65				317	116

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

[illegible]

Table D**Program Implementation Status pursuant to GC Section 65583****Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Home Repair Program for Owner-Occupied Property	Continue to promote the County's Home Repair Program for Owner-Occupied Property to residents and property owners through dissemination of brochures at public counters, providing information on City website, and referring residents and property owners to the County of San Diego, Department of Community Development	Ongoing monitoring and reporting	Ongoing monitoring and reporting
Program 2: Neighborhood Improvements	Annually apply to the San Diego Urban County for CDBG funds. Complete 16 infrastructure improvement projects that serve lower income neighborhoods by 2021	annual	construction of new senior center pending
Program 3: Clean and Green	Publicize City program on website and at public counters. Assist 30 lower and 30 moderate income households by 2021	ongoing	program closed out due to elimination of redevelopment

Program 4: Conservation of Existing and Future Affordable Units	Monitor Units at Risk: Ongoing monitoring of the status of units within the St. James Plaza development. Tenant Education: The California legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Housing Choice Vouchers that would enable them to stay in their units. Assist Tenants of Existing Rent Restricted Units to Obtain Housing Choice Voucher Assistance: Six months prior to conversion, the City will assist tenants of "at risk" units to obtain Housing Choice Vouchers through the County of San Diego County, Department of Housing and Community Development.	ongoing	no notice of market rate conversion; Saint James to extend Section 8 contract with HUD
Program 5: Coastal Zone Monitoring	Begin maintaining records in 2013. Ongoing tracking of new construction, demolition, and conversion of affordable units within the Coastal Zone.	annual	tracking of affordable units; none deed-restricted
Program 6: Affordable Housing Incentives	Outreach to affordable housing developers annually to explore opportunities for affordable housing. Outreach should include developers with experience in development projects that include units affordable to extremely low income households. Continue to provide regulatory and technical assistance to affordable housing developers. Annually explore various sources (e.g., HCD and HUD) for funding opportunities, including those available for housing for extremely low income households. Apply for or support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element.	annual	families occupied Habitat for Humanity's 6 affordable units @ 776 10th St; since loss of redevelopment set-aside, exploring cap & trade housing funds.
Program 7: Housing Choice	Continue to promote the Housing Choice	ongoing	ongoing

Program 8: First-Time Homebuyer Programs	Continue to promote the DCCA, MCC, and CHDAP programs to residents through dissemination of brochures at public counters, providing information on City website. Refer residents to the County of San Diego, Department of Community Development, and the California Housing Finance Agency for assistance.	ongoing	ongoing
Program 9: Residential Sites Inventory	Monitor status of vacant and underutilized sites. Provide information on available sites and development incentives to interested developers and property owners	ongoing	ongoing
Program 10: Mixed Use Development Sites	Pursue Local Coastal Plan amendment certification by the Coastal Commission in 2012-2013. Promote mixed use development opportunities to developers and property owners.	2013	Commercial LCP/zoning amendment certified by CCC in 2013 and in 2017.
Program 11: Lot Consolidation Program	Amend the Zoning Ordinance to eliminate the existing lot consolidation restrictions within residential base zones and add incentives within one year of adoption of the Housing Element. Promote the program through dissemination of brochures at public counters and providing information on City website	2014	City Council declined to adopt zoning amendment due to ineffective housing yield and community opposition
Program 12: Density Bonus Ordinance	Revise the Zoning Ordinance to update density bonus provisions consistent with State law within one year of adoption of the Housing Element. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.	2014	adopted by City Council Aug 6, 2014; Coastal Commission certified May 16, 2016.
Program 13: Housing for Homeless, Special Needs, and Extremely Low Income Households	Revise the Zoning Ordinance within one year of adoption of the Housing Element to address housing for the homeless and special needs groups and adopt reasonable accommodations ordinance in compliance with ADA	2014	zoning amendment adopted by City Council Aug 6, 2014; Coastal Commission certified May 16, 2016.

Program 14: Fair Housing Program	Continue to participate in the County's Fair Housing Program, a fair housing service provider for fair housing and tenant/landlord dispute resolution services. Continue to disseminate fair housing information and referring complaints to appropriate agencies. Continue to participate in the San Diego Analysis of Impediments to Fair Housing Choice; update due in 2016.	ongoing	ongoing

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Imperial Beach
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Imperial Beach	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units 44		0

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	34
Number of Proposed Units in All Applications Received:	92
Total Housing Units Approved:	92
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas